



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2307865
Applicant Name: Julie Ledoux
Address of Proposal: 8455 Seward Park Avenue South

SUMMARY OF PROPOSED ACTION

Master Use Permit to divide one parcel into two parcels of land. Proposed parcel sizes are: A) 4,450.4 square feet and B) 4,431.3 square feet.

The following approval is required:

Short Subdivision - to divide one parcel into two parcels of land.
(SMC Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading, or demolition,
or another agency with jurisdiction.

BACKGROUND DATA

Site Description

The 8,931.7 square foot site is located in a Single Family (SF 5000) zone on Seward Park Avenue South near the intersection with 54th Avenue South. The site is approximately 1 block northeast of 54th Avenue South. Vehicle access to the site is via Seward Park Avenue South. The existing residential structure has been demolished and a new single family residence has been authorized under Permit 738838.

Area Development

Zoning in the immediate vicinity is Residential, Single Family (SF5000).

Proposal Description

The applicant proposes to subdivide the subject parcel into 2 lots. Proposed parcel sizes are: A) 4,4,500.4 square feet and B) 4,431.3 square feet.

Public Comments

Two comment letters expressed concern that this was a multifamily unit. The proposal is consistent with Single family lot size regulations. See below for code citation. The official public comment period ended January 14, 2004.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Policies and Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.54.010;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The subject property is zoned Single family 5000 (SF 5000). As such, future development of individual lots must comply with the development and use requirements of SMC Chapter 23.44. The proposed parcels provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards. The proposal uses the 75/80 rule as described in SMC 23.44.010B1b to determine the minimum size of lot allowable.
2. The proposed parcels will have vehicular access to Seward Park Avenue South. or the alley. The Seattle Fire Department has no objection to the proposed short plat. Seattle City Light reviewed the proposal and does require an easement to provide for electrical facilities and service to the proposed lots. This short plat provides for adequate access for vehicles, utilities, and fire protection.

3. This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate 03-1367 was issued December 17, 2003.
4. The subdivision of this commercial site into two lots will not be out of character with the development pattern, lot sizes, or streetscape pattern in the vicinity and will provide additional lots for development. The public uses and interests are served by permitting the proposed subdivision of land. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis.
5. This site is not in an environmentally critical area as defined in SMC 25.09.240.
6. The project is designed to maximize the retention of existing trees.
7. This Short subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the recording forms for approval.
3. Correct spelling of Seward Park Avenue. Drop the "t". Please update all sets.
4. Show on the plat the side yard easement and note the KCR # on the plat. Please update all sets.
5. Add the Short Subdivision Number at the top of sheet 1. Please update all sets

Signature: (signature on file) Date: March 11, 2004
Holly J. Godard, Land Use Planner
Department of Planning and Development